

LOT 23
IN OR 1293/1488
BEACHWAY @ NASSAU LAKE 1-A

BENUDIZ CARLOS & AVA D
9641 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4057.00
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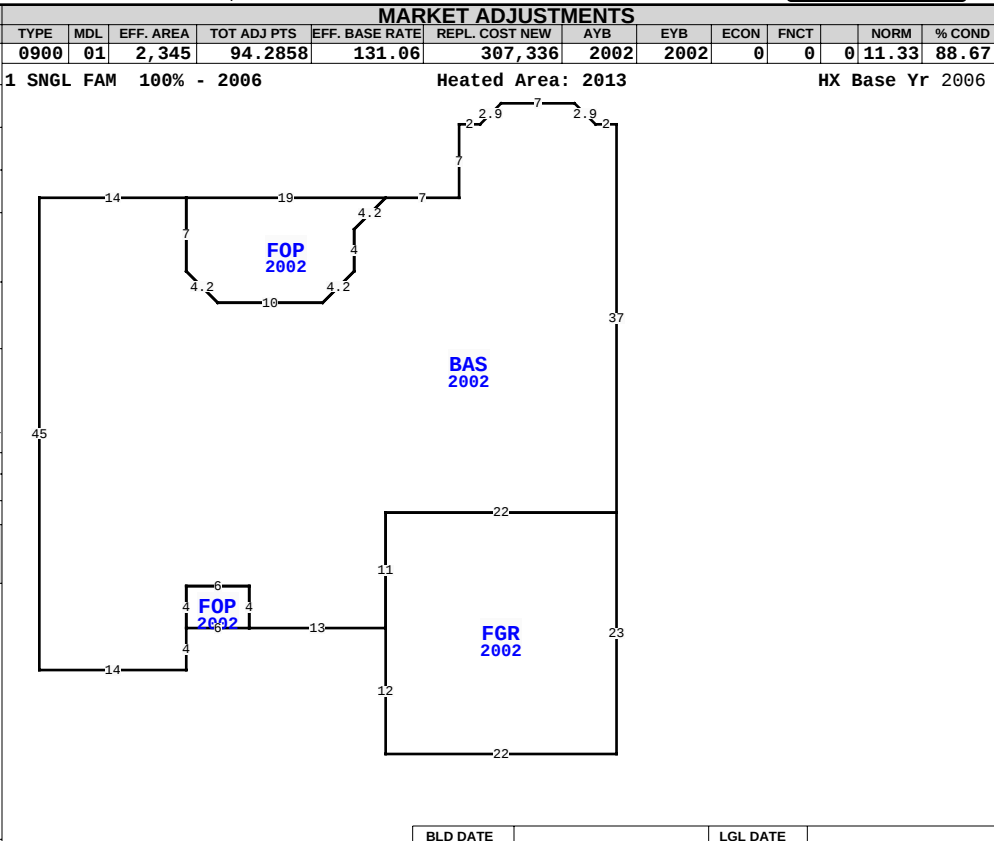
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2002	2,013	233,933
FGR	506	55	2002	278	32,307
FOP	24	30	2002	7	813
FOP	156	30	2002	47	5,462
TOTALS	2,699			2,345	272,515

EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	1,505.00	SF	18.00	18.00	100	2006	2006	3	22	5,960	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

REVIEW DATE	01/01/2023	BY	CD
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9641 BOARDWALK LDG, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	
51,400																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					272,515				
TOTAL MARKET OB/XF VALUE					51,400				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					408,915				
SOH/AGL Deduction					201,698				
ASSESSED VALUE					207,217				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					150,806				
TOTAL JUST VALUE					408,915				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					416,421				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18384	ADDITION	14,783	10/31/2006
B17423	SWIM POOL	51,000	03/01/2006
B0209662	NEW CONSTR	148,730	06/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1293/1488	2/08/2005	WD	Q	I		239,900			
GRANTOR: MCLEAN LEROY J & NANC									
GRANTEE: BENUDIZ CARLOS & AV									
1080/0729	9/11/2002	WD	Q	I		152,700			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: MCLEAN LEROY & NANC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W2 U2 L2 W7 D2 L2 W2 S7 W7 FOP=[YR=2002] W19 S7 R3 D3 E10 R3 U3 N4 U3 R3 \$ D3 L3 S4 D3 L3 W10 U3 L3 N7 W14 S45 E14 N4 FOP=[YR=2002] E6 N4 W6 S4\$ N4 E6 S4 E13 FGR=[YR=2002] S12 E22N23 W22 S11\$ N11 E22 N37\$.									